

**WEST GOSHEN TOWNSHIP  
PLANNING COMMISSION MEETING  
JUNE 17, 2007**

Planning Commission – Dean K. Diehl, Paul Spiegel, Nancy B. Higgins, Jeffrey A. Laudenslager, Jim O'Brien, Phil Yocum

Administration – Richard J. Craig, Township Engineer  
Diane E. Clayton, Asst. Zoning Officer (Recording Secretary)

Chairman, Dean Diehl, called a stated meeting of the West Goshen Planning Commission to order at 7:00 p.m. on Tuesday, June 19, 2007, at the West Goshen Township Administration Building.

Following the Pledge of Allegiance to the Flag, the floor was opened for public comment. There being none, the Chairman called for approval of the Minutes from the May 8, 2007 meeting. On motion made by Paul Spiegel and seconded by Jeffrey Laudenslager, the minutes were approved unanimously.

Paul Spiegel pointed out to the Board that while a motion had been made at the May meeting to approve a 75-foot tower with camouflage branches for T-Mobile, no action had been taken on the actual plan presented. A motion was made by Jeffrey A. Laudenslager and seconded by Jim O'Brien that the plan for a 90-foot tall monopole antenna with three equipment cabinets to be located on the southeast corner of the 6.4-acre Pembroke Health and Rehabilitation Residence site be approved retroactively. As Nancy Higgins was not present at the time of voting, motion carried 4:1, with Paul Spiegel in opposition.

Final Plan Reviews:

**Goshen Leisure Development**

Location: 21 Hagerty Boulevard

Represented by: Adam Brower, E.B. Walsh & Associates, William Freas

The land development involves the construction of five office/warehouse buildings totaling 136,575 square feet, and 432 parking spaces (including 30 future spaces held in reserve). The proposed site is located on the east side of Hagerty Boulevard, northeast of Matlack Street, on an approximately 13-acre portion of a 34.22-acre site. The site is located in an I-2 Light Industrial zoning district. Mr. Craig pointed out that providing for stormwater at the site had been an issue, especially as it is not a good practice to introduce water to a landfill. The issue was how to use stormwater BMP's to treat stormwater in lieu of the required 100-foot riparian buffer. The applicant is proposing (3) three stormceptor units, which will handle the 100-year flood and produce effective water quality BMP's that will exceed what would have been produced with the riparian buffer. Jim O'Brien asked who would be responsible for maintenance of the system. Rick Craig stated that maintenance would fall on the property owner, however the Township would perform inspections. Adam Brower described in detail the operation of the proposed stormceptor system. Rick Craig informed the Board that the Township found this an acceptable solution. Paul Spiegel inquired as to whether or not the riparian buffer would have been achieved by removing some of the parking. Rick Craig replied that this would cause the area to be green, thereby allowing water into the site, which was something they were trying to discourage. He further stated that as a result of the revised county stormwater regulations, the Township is required to reduce the total maximum daily loads by 60% throughout the watershed area. This one sight could get a reduction of 80%, which far exceeds the requirements. Jim O'Brien stated that this was a positive improvement for the site which 50 years ago had been used to deposit residential waste from (5) five local municipalities. A motion was made by Jim O'Brien and seconded by Jeffrey Laudenslager that the plan be approved for recommendation to the Board of Supervisors as submitted. Motion was carried unanimously.

Committee Reports:

There were no reports presented.

Miscellaneous Business:

There being no further business, on motion by Paul Spiegel and seconded by Phil Yocum the meeting was adjourned at 7:42 p.m.

Respectfully submitted,

Diane E. Clayton  
Recording Secretary